

Planning Report

Thursday, May 21, 2015

Means/Griffith Property

Case Summary

Agenda Item	1
Case Number	15-030INF
Site Location	7540 and 7660 Hyland-Croy Road East side of Hyland-Croy Road across from the Glacier Ridge Metro Park, south of Brand Road.
Proposal	A potential residential development of a 48-acre site including two concepts for development for single-family lots of varying sizes with up to 75 lots and up to 21 acres of open space.
Request	Informal review and feedback for a potential development prior to a future rezoning application.
Owner/Applicant	Matt Callahan, Pulte Homes of Ohio, LLC, represented by Thomas L. Hart, Esq. Isaac Wiles Burkholder & Teetor, LLC.
Case Manager	Claudia D. Husak, Planner II (614) 410-4675 chusak@dublin.oh.us Marie Downie, Planner (614) 410-4679 mdownie@dublin.oh.us
Planning Recommendation	Discussion and Feedback

- 1) Which Concept, if any, best meets the intent of the Area Plan?
- 2) Is the proposed layout relationship of development areas to surrounding uses appropriate?
- 3) Other considerations by the Commission.



Facts

Site Area	48.33 acres
Zoning	Rural Residential, Jerome Township Zoning
Surrounding Zoning and Uses	North: PLR, Planned Low Density Residential (Bishop's Crossing) South: PLR, Planned Low Density Residential (Park Place) East: PLR, Planned Low Density Residential (Park Place and Westbury Subdivisions and Park Place Park) West: Jerome Township including Glacier Ridge Metro Park and residential
Site Features	The site consists of two lots, both within Jerome Township. The western portions of the lots are being used as agricultural fields. Each lot contains a residence and the southern lot contains the Autumn Rose Farm, a recreational horse farm, with horse barns, paddocks and indoor arenas. There is a split-rail fence surrounding most of the site on all sides. The eastern third of the site contains significant woods.
Site History	Autumn Rose Farm has operated on the site since 1984 under township zoning.
Neighborhood Contact	The applicant presented this proposal at a meeting with approximately 15 nearby residents on May 12, 2015. The residents expressed concerns regarding the proposal in terms of lot sizes, buffering, retaining the existing fence on the property line, construction debris and home values.

Details

Informal

Proposal	<p>The applicant has provided two proposals for comment by the Commission.</p> <p>Concept A includes up to 75 single family lots with a net residential density of up to 1.55 du/ac and 40% open space.</p> <p>Concept B includes 70 single family lots for a density of 1.44 du/ac and 44% open space.</p>
Use	<p>The City of Dublin has historically not processed applications prior to annexation. Prior to any further application reviews and formal action, the site will have to be annexed to Dublin.</p> <p>The applicant is proposing single family homes and open space on the site. Once annexed, the applicant may propose a rezoning to a Planned Unit Development for the entire site to provide a consistent development text.</p>

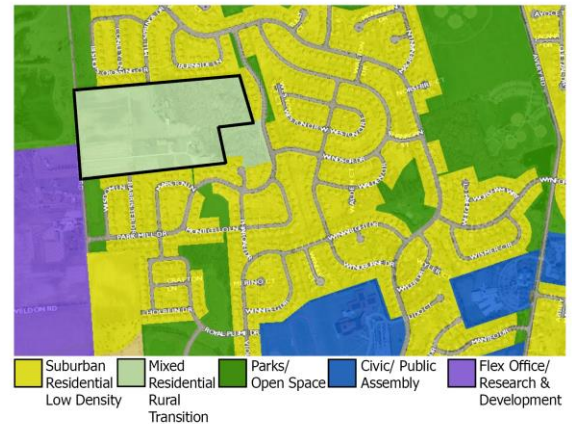
Details

Informal

Community Plan *Future Land Use*

The Community Plan shows the future land use for this site as Mixed Residential – Rural Transition. This classification is intended to provide a density of 1.5 du/ac with a mix of housing types on smaller lots and significant open space.

This classification includes development goals to preserve natural features and to create a comprehensive greenway system and open vistas. For the “mixed” Plan states smaller sites may include a single housing type, appropriately scaled to the surrounding development context, and consistent with Special Area Plan recommendations.



Community Plan *Northwest Glacier Ridge Area Plan*

The Hyland-Croy Road Corridor Character Study was completed in 2011 as a refinement to the Northwest/Glacier Ridge Area Plan, which was then incorporated into the most recent update to the Community Plan. The Area Plan concepts are general guides to indicate potential development options. Plans are schematic only, and the actual mix of land uses, locations and configurations of buildings, parking areas, streets and access points are to be determined through the public review process for individual development proposals.

The area plan recommends the preservation of existing residential development and the use of Conservation Design principles to preserve the existing wooded area and maximize views.

The area plan shows the rural character along Hyland-Croy Road being preserved through incorporating scenic, naturalized features within the setback.



Details

Informal



The Area Plan also includes a conceptual depiction of the site showing residential infill along Hyland-Croy Road.

Community Plan *Thoroughfare Plan*

The Thoroughfare Plan indicates “Rural Character” as the designation for Hyland-Croy Road. This character results from the cultural and historic use of the region for agricultural purposes. The roadways are typical of unincorporated areas or old township roads and are informal, evoking a sense of the past prior to development and include the following:

- Generous setbacks ranging from 100 to 200 feet;
- Integration of open views and vistas into adjacent development perhaps greater than 200 feet in some areas to increase the sense of openness;
- Provision of informal landscaping that focuses on native plant species and naturalized forms (meadows, wildflowers, grasses, wetland areas etc.);
- Use of trees, fencerows and woodland plantings to provide additional screening and sense of enclosure;
- Preservation of historic farmsteads, barns or outbuildings that emphasize the agrarian history of the area;
- Creation of meandering bike paths and sidewalks that are informally designed as to not be entirely visible from the roadway;
- Design of naturalized ponds with aquatic plants and informal edges;
- Use of stone walls and split rail fences that are traditionally used in the countryside;
- Integration of “rural” road design that may include berms, swales and/or variable medians; and
- Provision of shared entrances to minimize curb cuts and maintain openness.

Specifically for Hyland-Croy Road, the Plan states between major intersections, land use character will consist primarily of residential neighborhoods, individual single-family homes, and Metro Park frontage. Entryways to residential neighborhoods provide additional transition points along the corridor. Roadway character must respond to each of these contexts, and should seamlessly transition between different areas to create a coordinated fabric that functions as a whole.

Layout

There are two alternative concepts included for review. Both include the preservation of the existing single-family home on one large lot, the continuation of the multi-use path in the 200-foot buffer along Hyland-Croy, and road and path connections to the surrounding neighborhoods.

Details

Informal

Layout *Concept A*

Concept A contains 75 lots and approximately 20 acres of open space for a density of 1.55 du/ac.

Access to the site from Hyland-Croy is shown at the north west corner. Connections to Bishop's Crossing and Park Place subdivisions are shown off Mill Springs Drive and Barrister Drive.

Two stormwater management ponds are shown in the southwest portion of the site, near the existing wooded area. A road ending in a cul-de-sac is shown to cross the ponds and extends deeply into the woods at the east side of the site to provide access to 18 lots. The buffer along Hyland-Croy has 4.7 acres of open space and the preservation of the existing wooded area equals 11.3 acres.

The lot depths are shown at 135 feet varying lot widths. The plan shows:

- six 80-foot wide lots;
- 39 75-foot wide lots; and
- 29 70-foot wide lots.

Significant tree removal will be needed for Lots 56-73. The plan keeps a wooded perimeter of approximately 11 acres, the south portion of which can be incorporated into the existing Post Preserve park.



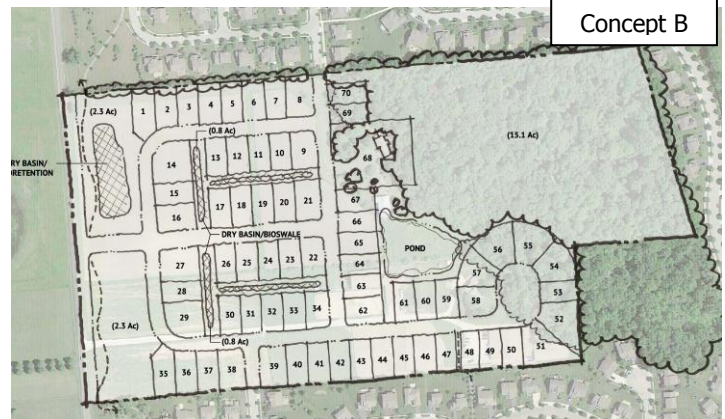
Concept A

Layout *Concept B*

Concept B contains 70 lots and approximately 21.3 acres of open space to provide an overall density of 1.44 du/ac. All lots are 75 feet wide and 135 feet deep.

Access from Hyland-Croy is shown at the center of the site. Connections to Bishop's Crossing and Park Place subdivisions are the same as Concept A.

Stormwater management will be accommodated by a small pond located along the edge of the existing wooded area. A dry basin/biorention area is shown in the northern buffer setback off Hyland-Croy Road. Additionally, biorention areas are shown along the rear property lines of Lots 9-21 and Lots 22-34 located in the center of the site.



Concept B

Details	Informal
	<p>This plan preserves the bulk of the east tree stand. Only trees located in the southeast section of the existing wooded area will be removed for Lots 51-58. The remainder of the trees are preserved within 15.1 acres of open space. An additional 4.6 acres of open space is provided along Hyland-Croy Road, and 1.6-acres in the proposed bioretention areas to the rear of lots.</p>
Density	<p>A maximum of 75 lots are proposed in either concept, for a density of 1.55 du/ac. The Community Plan density for the site is a maximum of 1.5 du/ac, which in the Area Plan is achieved by incorporating multiple family units into the site and preserving nearly the entire east stand of trees.</p>
Architecture	<p>A mix of two-story, 2,700 square foot homes; and ranch style, 2,300 minimum square foot homes are proposed. All homes are proposed to meet the Dublin Appearance Code with four-sided architecture constructed of natural materials including stone, brick, wood or cementitious siding.</p>
Traffic & Access	<p>In both concepts, central access is provided from Hyland-Croy Road. Mill Springs Drive is shown to stub streets extending south to connect the Bishop's Crossing subdivision and Barrister Drive north to connect the Park Place subdivision.</p> <p>The multi-use path along Hyland-Croy Road will extend through the site. The existing multi-use path within Park Place located just south of the existing barn will connect to the site.</p> <p>Streets for the single family section of the site will be public. A traffic study will be required to be submitted at the time of a rezoning application for the site.</p>
Utilities & Stormwater Management	<p>The development will be required to follow Chapter 53, the Stormwater Regulations. The existing ponds on the property could be used for this if enough investigation is done and the correct modifications are implemented to demonstrate compliance.</p> <p>Bioretention areas near lots will require special attention in terms of ownership and maintenance to ensure continued functionality and to ensure residents do not disturb the areas.</p>

Analysis	Informal
General	<p>Planning recommends the Commission consider this proposal with respect to the site layout, design features, architectural concept, and compatibility with surrounding development. The following analysis provides additional details.</p>

Analysis	Informal
<p>Layout <i>Discussion</i> <i>Questions</i></p> <p>1. Which Concept, if any, best meets the intent of the Area Plan?</p>	<p>The Community Plan designation for Future Land Use includes an Area Plan depiction showing a mix of single and multiple family homes. This was shown to emphasize the importance of preserving the existing woods yet match the surrounding densities of 1.5-2 du/ac.</p> <p>Concept B preserves a larger portion of the woods by providing smaller lots and more creative stormwater management practices. In terms of the Conservation Design Resolution, Concept B also provides the larger open space. Neither Concept addresses many of the Conservation Design Principles as outlined in the Resolution, however the main goal for this site should be the preservation of large natural areas (woods).</p> <p>Large setbacks from Hyland-Croy Road are provided and a curvilinear street pattern is difficult to achieve given the shape of the site, the location of the main natural feature and the required street connections.</p> <p>The applicant may want to explore even smaller lots to create views into the site as discussed in the Plan and addressing the Land Use Principle in the Community Plan promoting a wider range of housing choices within the City.</p>
<p>2. Is the proposed layout relationship of development areas to surrounding uses appropriate?</p>	<p>The proposal includes one residential product for the entire site, traditional single family lots served by public streets. The Commission has typically requested that lots adjacent to existing lots are similar in size and shape and the applicant has included similar sized lots toward the site boundaries. The center of the site could provide an area where a different type of housing style or lot size could be accommodated to increase housing options, which is also a Principle of Conservation Design. The adjacent residents have requested that the existing split-rail fence be retained, which Staff could support if ownership and maintenance responsibilities are clearly outlined in the development text.</p>

Recommendation	Feedback
<p>Summary</p>	<p>The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. It is intended to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this proposal with respect to the Community Plan in terms of use, and compatibility with surrounding development. Summarized below are suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<p>1. Which Concept, if any, best meets the intent of the Area Plan?</p> <p>2. Is the proposed layout relationship of development areas to surrounding uses appropriate?</p> <p>3. Other considerations by the Commission.</p>